

**BOARD OF PARK COMMISSIONERS
REGULAR MEETING
Park and Recreation Department
11th Floor City Hall
Monday, June 9, 2008
3:30 p.m.**

Present: Glen Dey, Bryan Frye, Matt Goolsby, Janet Miller, Tom Roth, Andy Solter, and John Stevens

Absent: None

Also Present: Doug Kupper, Director, Park and Recreation; Don Harrison, Golf Course Superintendent; and Myca Bunch, staff.

President Miller called the meeting to order at approximately 3:30 p.m.

PUBLIC AGENDA

No Items.

REGULAR AGENDA

Item 1. Approval of Minutes

On Motion by Goolsby, second by Frye, IT WAS UNANIMOUSLY VOTED by the Board to approve the May 12, 2008 Park Board minutes with the noted changes.

Item 2A: Overview of Golf Division

Don Harrison, Manager of the Golf Division, told the Board that he currently manages 5 City owned golf courses where an average of 184,000 citizens play each year. He stressed the fact that most of the clubhouses are very old and in need of renovations. He said one of the challenges they face is trying to maintain the Golf Enterprise Fund while keeping costs affordable to all citizens. The Enterprise Fund was established by the City and allows the Golf Division to keep any money made in order to maintain the facility. Kupper said that they do not pay property taxes with an enterprise fund but do pay public service and administrative fees. Kupper said the Park Department general operating budget and the CIP do not show any money for the Golf Division each year. He said they are still paying on the debt for the construction of Auburn Hills and after they would like to have Golf included in the CIP.

Board of Park Commissioners
June 9, 2008

Harrison continued to review the annual revenue for each of the Golf Courses and explained that they asked City Council to allow them to have a golf professional at each of the courses and in 2005 they were granted permission to do so. He said the fluctuations in the revenue each season usually depend on the weather. Harrison said the City's Golf Courses charge \$32 to play, which is below the nationwide average of \$50.

Harrison continued to review the maintenance and daily operations of each golf course. He commented again on the age and condition of the clubhouses, excluding Auburn Hills, and said they are in serious need of renovation.

Solter asked if all of the capital expenditures come directly from the golf enterprise. Kupper said that was true, but if the money is not there, then they cannot make the improvements. He said they just finished paying off the MacDonald Golf Course improvements.

Kupper said he asked the City Council to allow them to raise fees in hopes of having the money for the much needed repairs but the cost of fuel has not allowed them to earn any excess revenue. He said they have approached the previous City Manager with the idea of using general obligation bonds to do the infrastructure improvements but an official decision has never been made.

Item 3A: Dillons Proposed Expansion

Miller reminded the Board that their action at the May meeting was to explore either Option A or B as outlined in the proposal from Grant Tidemann from JP Weigand, and that Property Management staff obtain an appraisal of the land. Park staff was asked to continue talks with the Land and Water Conservation staff and that the Neighborhood Association was to report back to them with their opinion on the proposal.

Christine Eberle, 1814, Joann, Wichita, KS

Ms. Eberle stated that she is the president of the N.W. Big River Neighborhood Association. She said at their neighborhood meeting they asked their residents what they thought of the proposal and they were against the idea. She said they felt it was better to be kept as a park.

Miller returned the discussion to the Board. Kupper said the preliminary decision from the Land and Water Conservation officials was that in either circumstance, the lost land mass would not trigger the need to replace the land. He said the size of the park was not a significant loss of green space. Roth asked what the trigger level was and Kupper replied that he thought it was somewhere near an acre or more.

Kupper said that Dillons owns a lot of real estate around the community and if they had real estate in those underserved section of the cities then maybe they could consider trading that land instead.

**Board of Park Commissioners
June 9, 2008**

Goolsby said last month he asked Mr. Tidemann if they could expand without trading the land and his reply was “yes”. Goolsby said he was not inclined to give up a section of that park. Miller asked if the Board would like to make a decision today or wait until next month when a representative from Dillons was in attendance. Goolsby said that he felt delaying the vote might be a waste of time for the Dillon’s officials. Kupper said that either way it will not stop them from returning to the Board with another proposal in the future.

On motion by Miller, second by Dey, IT WAS UNANIMOUSLY VOTED that the Board decline both offer A and B as currently proposed, for expansion into Sycamore Park by Dillon’s officials. Motion passed 6-0. Frye – abstained from vote.

Item 3B: 13th St. Project

Miller said at the last meeting they asked for additional information to be brought back to them concerning an estimate of the fencing and landscaping. The Board also asked Engineering to look at the WAMPO pedestrian goals and how they were implementing those goals within this street design. Miller said Councilmember Williams requested an appraisal of the ROW that was being asked for and that the estimate may not be available for several weeks. She said she would still like to know the pricing costs of the possible fencing and landscaping options.

Janzen said last month he referenced a cost of \$70,000 for the fence along 13th St. He said he mentioned to the Board last month that he did not think the estimate was a relevant cost for the fencing as it was just the price for materials. He said the new figures for all costs, including landscaping, materials and installation are as follows:

13th Street - MacDonald Golf Course Proposed Right-of-Way for 5-lane				
• Total area of proposed acquisition = 24,025 sq ft				
• Proposed Fence at new Right-of-way –				
Wrought iron + concrete post as desired by DAB I and Park Board				
Wrought iron fence	1356 lf	@\$40	=	\$54,240
Concrete posts	58 ea	@\$400	=	\$23,200
Trees	25 ea	@\$400	=	\$10,000
Site Clearing/Restoration	1 LS	@\$40,000	=	\$40,000
				\$127,440
	Contingency	20%	=	\$25,490
	Engineering/Inspection	20%	=	\$25,490
				\$178,420
• Park Board desires replacement of remaining perimeter fence				
Chain Link	10800 lf	@\$15	=	\$150,000
Wrought Iron	10800 lf	@\$40	=	\$400,000

Board of Park Commissioners
June 9, 2008

Janzen said the city is having a problem with rising fuel costs and the current estimate could change. He said the \$180,000 would buy them the wrought iron fencing with concrete columns along 13th St.

Janzen said the 10,800lf is his estimate for the remainder of the fencing requirements, excluding 13th St. At one time, chain link fence was \$10.00lf but did not include removal of the old fence or site restoration. He said that \$15.00 per linear foot would be a more accurate estimate and to fence the remainder of the park with regular chain link fence would cost \$150,000. Janzen said if they chose the vinyl coated chain link fence the cost would be approximately \$20.00lf for a total of \$220,000 for the entire 10,800 ft.

Janzen quoted the wrought iron fence estimate at around \$40.00 per foot but said he was fairly sure those costs would increase soon with rising fuel costs. The cost to install the wrought iron fence around the entire park would be approximately \$400,000 not including the fencing along 13th St. He said the total for the entire fencing project would be close to \$1 million.

Goolsby asked if the reason Engineering was seeking to obtain the park property was to save the City money. Jim Armour, City Engineer, said this is one option for widening the street and they are here to ask the Park Department what they would want in exchange for the land. Goolsby asked if they goal was to save the City the \$1 million dollars from eminent domain funds from having to buy out the businesses and properties on the North side of the road. Armour said that was true if they decided to widen the road but they may opt to not do that. Goolsby asked what obligation does the Engineering Department have to honor any possible agreement should the price increase if the Park Board decided to give them the frontage along 13th St. for the project. Kupper said any agreement would be agreed to in writing because it is an exchange of property. Miller said that she did not believe there was a precedent for what would happen if the Board of Park Commissioners refused to sell the land or if Engineering would not pay the asking price, but still wanted the land.

Frye asked if there was an appraisal on the North side of the road. Janzen said all they had were estimates but no formal appraisal. Dey asked about the taxes on the land and Goolsby said he could find that information out. Solter asked if they had looked at any other fencing options besides the wrought iron and chain link fences. Janzen said they had not. Kupper commented that the three main types of fencing are galvanized chain link, PVC coated chain link and the wrought iron fencing.

Harrison said he obtained estimates for the fencing and was told the wrought iron would actually be a tubular steel type fence. He said if the quantity was 12,000 ft he may be able to get the fencing for \$30-lf. His estimate for the chain link was between \$12 and \$15-lf. Kupper said Harrison's estimates did not include removal of the old fence.

Miller said her calculation of the total cost using \$20 per lf for the PVC chain link came to \$216,000, plus the \$178,000 for the fencing along 13th St. Janzen agreed with that estimate.

Board of Park Commissioners
June 9, 2008

Solter asked Stevens what his sense of the project was when speaking with Councilmember Williams. Stevens said the Engineering Department spoke to Williams and told her they were looking at cutting the 13th St. lanes down to 4 instead of widening the street. He said even with that idea, he does not feel the Board should be forced to give away their land. He said Williams wants the project completed but he felt that she didn't believe the Park Board was obligated to give their land away either. Stevens said he believes there is a reasonable amount of expense that can be spent to make this park upgraded and also allow for the road project. He said the Park Board is the custodian of the Park property and that the land has enough value and he feels it should be fenced. He said he would appreciate them coming back to the Board next month with more relevant figures.

Janzen said he felt that the estimated costs presented today were as accurate as possible. Miller said the Board had never heard the option of cutting the road from five lanes down to four. Armour said they are only looking at their options and they need to know what it is the Park Board wants so they can make their final decision on what to do with the road expansion.

Solter said he wanted to see the cost estimates for wrought iron fencing in all of the visible areas along the West side of Crestway and some places along Roosevelt and Murdock. Kupper said at the last meeting they decided to do the cost estimate based on the entire linear footage instead of doing two different types of fences. Harrison said that using two different types of fencing would not look attractive from the view of nearby houses. Solter said the Board should look at all of their options for types and grades of fencing. He said he didn't feel that black chain link fence would add to the visual quality of the area.

Miller said the prices that were presented to them at the last meeting were much lower than the ones being shown today. She then asked about the site clearing and restoration and if it was going to be paid regardless of whether the Board gave them the land or not. Janzen said "yes" they would have to pay that cost for the street construction and they wouldn't necessarily have to replace the fence. He said their idea is to build the fence prior to beginning the street project. Miller asked if they waited to do this work at the same time as the street construction would the restoration costs be combined and not separate. Janzen said "no", the costs would still be separate.

Stevens said that at the recent District Advisory Board meeting the Engineering staff said if purchasing the park property was not an option they would proceed with trying to purchase the land to the North. Armour said they always try to find the best solution to their projects and looking toward purchasing the park property looked like the better deal.

Stevens asked why the Board should settle for only being paid half of the price that Engineering would spend if they purchased the properties on the North side of the road. Armour said they need the Park Board to put a value on their proposal of the land and fencing and they will consider it.

Solter asked why, in the previous presentation from the Engineering staff, the Board was never informed of the option of keeping the road as a four lane.

Board of Park Commissioners
June 9, 2008

Miller asked Armour if the value of the ROW along 13th St was more than the cash value of the fencing they agreed to, would the Board be asking for a cash payment for the difference?

Frye asked if the road was widened would it make it safer for pedestrians. Janzen said they could with the utilization of the four ROWs locate 4-6ft. from the back of the curb to the front of the lawn.

Dey said he had not heard anything about expanded sidewalks, bicycle and pedestrian lanes. Janzen said he has spoke many times about this subject. He referred to the WAMPO Plan and said it does not show any plans for a bike path along 13th Street. Dey said there should be some accommodation to hook a bike path from MacDonald Golf Course to the Red Bud Trail, if not, the neighborhoods will be isolated. Miller said that Engineering plans to replace the old sidewalk with a new 5ft wide sidewalk on both sides and technically someone could ride a bike there. She said the sidewalk would tie in to the Red Bud Trail. Dey said he would like to see signage placed along the sidewalks which designates it for bicycles and pedestrian usage.

Miller said she took into consideration the dollar amounts that were presented at the last meeting and then the estimates on the addition perimeter fencing. She said she also took into consideration what they believe the value of the park land to be. She said it had been suggested by staff at the last Park Board meeting that the land might be worth \$1/sq foot and she does not believe that amount to be accurate. Miller said obtaining an appraisal that is accurate will be difficult. Miller referred back to the Sycamore Park project where privately owned frontage was purchased by Dillon's for \$15/sf which may be a good price for the Board to consider on this park land. She said when she added all the fence estimates using a combination of wrought iron, masonry, and PVC fencing, her calculation came to a total of approximately \$300,000. Miller said she spoke to Councilmember Williams and informed her of this estimate. Miller said Williams told her she wants a five lane road but also wants to ensure that the neighborhood is appropriately compensated for the use of the land and that there is a neighborhood improvement as a result of the road project. Miller said she believes the value of the land is between \$300,000 and \$360,000 (24,000 sq ft x \$15/sq ft) and that the neighborhood should be compensated appropriately or the Board is not upholding their stewardship.

Frye asked what action the Board had to approve today. Miller said if they reached an agreement that was around \$300,000, Councilmember Williams had said she would withdraw her request for an appraisal so that the process could move forward more quickly.

Miller asked how the \$300,000 amount was significant enough in the scope of the entire \$10 - \$12 million project to downsize the road project from four to five lanes? Armour said he was not sure and the City Council would have to vote on the matter.

Kupper said all the funds from the sale of this land would go into the Golf Enterprise Fund. Goolsby said he would like to obtain the tax records on the properties on the North side of the street.

On Motion by Miller, second by Solter, the Board voted that they would like to see a 5-lane road improvement project be completed along 13th St. The Board agreed to value the 24,025 sq. ft. of park land at \$330,000 and that the proceeds from the sale of this land be earmarked toward the improvement of the perimeter fencing at MacDonald Golf Course. Motion passed 6-1. Goolsby – No.

Item 3C. Country Acres 4-B Addition

Miller said the Park Board heard this item in September 2007 concerning potential development in Country Acres. At that time, the Board said they were interested in the proposal but would like to see refined plans where the developers had requested the swap of 8 acres of park land. Miller said she and Frye met with the developers a few weeks ago and decided their proposal should again be presented to the Board today. Miller said the developers need to have the land they own in Country Acres rezoned and at some point, if they are successful with the rezoning, they will also have to rezone the park parcels if traded. She said they are only presenting their plan today and at a later date they will provide the rezoning information.

Terry Smythe, Ruggles and Bohm, 924 N. Main, Wichita, KS 67209

Mr. Smythe said they have met with the HOAs in the areas and all are agreeable to the project and they will go to the DAB next.

Smythe showed a map of areas A and B and said the concept of the project also addresses the idea of a bicycle path and they have plans to include those development costs into the project. He said the property will be an assisted living complex and not a nursing home. Smythe said they had a discussion with the Country Acres individuals about the drainage problems and that they will have to have a drainage easement along the property. Smythe said they would likely transpose the position of the parking lot and the building if they received the park land in trade. Solter asked if the area was a private drive and Smythe replied that it was. Stevens asked if they wanted to buy or trade the land. Smythe said they are giving 1 mile of bike path and Kupper said the cost of the paths is approximately \$1 million per linear mile. Miller clarified that it would actually be TIF funds – if a TIF was approved – that would pay for the path, not the developers themselves.

Mike Lies, 12400 Eberly Ct, Wichita, KS 67235

Mr. Lies spoke and said they are considering the option of constructing the bike path and placing the deed back with the Park Board.

Dey asked about the additional housing and the parking spots and if there would be increased water coming off of the area. Smythe said there is a piece of the property that is in the floodplain and they would have to address that. Dey said this would be a good opportunity for a rain garden or permeable concrete, too. Lies said Country Acres officials are concerned with green space also and they want a buffer which they will address by planting trees or other landscaping.

Frye said he feels this is a good trade and the walking/bicycle path is a good idea. He said he is worried though that citizens not living in the gated community may not recognize that the path is

Board of Park Commissioners
June 9, 2008

open to the public unless the entrance to it is very inviting and visible. He would like to see a specific entrance design.

Solter asked if a mini park could be built in the area. Kupper agreed that it would be a nice addition. Smythe said they are going to have a study done to see if they can place a crosswalk or stop light in the area. Smythe said the bike path would actually be funded through Tax Increment Financing and not by the development and those funds for the TIF come from property taxes. Goolsby asked what happens if the TIF is not approved. Smythe said they still agreed to build the path so they will have to look at other funding sources.

On motion by Frye, second by Dey, the Board voted to create an agreement with Ruggles and Bohm to recommend to the City Council the trade of two parcels of land in Country Acres 4B Addition. This trade will allow for a multipurpose path with public accessibility and encourage green space. The Board also asked that a 10ft wide concrete path from 13th St. to Central be constructed. Motion passed 6-1. Goolsby – No.

Item 4. Review of Pending Items.

Miller reviewed the Park Board suspense sheet and referenced two items that needed to be added: Country Acres and the Riverbank Ordinance.

Item 5. Updates from the Director and President

Miller updated on the following items:

- Botanica – Bird Garden expansion event will be held on June 14, 2008.
- Jay Russell Land Donation – Miller said the City Council designated the entire 105 acre land donation as Park land as recommended by the Board in 2007.
- ARCAP Plan – The plan was approved by the City Council.
- PROS Plan – Miller said the consultants from MIG would be in town this week and all Board members are encouraged to attend the meetings if possible.

Kupper updated the following items:

- Habitat for Humanity – Kupper said he received the Park application for the proposed new park in the Habitat Village and would provide an analysis and review at the July meeting.
- Bike Path Grants – Kupper said they had received word that no TE funding applications were approved for bike paths. He said he is going to ask the Council to approve to spend the designated \$250,000 CIP match money to start the design of the priority projects. Dey asked if they could look through the records and find the award dates of all the previous grants. He said he has heard there are some awards that were granted that have not been used. Kupper said he would check the records.
- Kingsbury Park – Kupper said the City Council approved the consultant selection of RDG.

6. Issues on the Horizon

No Items.

7. Adjourn

Miller adjourned at approximately 6:00p.m.

Janet L. Miller, President

ATTEST:

Myca J. Bunch, Recording Secretary